Item C-10 1 of 3

#### SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0082.0A **Z.A.P. DATE:** November 15, 2016

**SUBDIVISION NAME:** Pleasant Hill Subdivision

**AREA**: 3.371 acres **LOTS**: 2

**APPLICANT:** Pleasant Hill Baptist Church **AGENT:** KBGE

(Chris Cassell) (Jennifer Garcia)

**ADDRESS OF SUBDIVISION:** 6709 Circle S Rd.

**GRIDS**: G15 **COUNTY**: Travis

**WATERSHED:** Williamson Creek **JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3 / GR-MU-CO

**PROPOSED LAND USE:** Civic / Retail

**<u>DEPARTMENT COMMENTS</u>**: The request is for the approval of the Pleasant Hill Subdivision composed of 2 lots on 3.371 acres. The applicant proposes to subdivide the unplatted property into a two lot subdivision for religious assembly and retail uses.

**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

### **ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala **PHONE:** 512-974-3404

**E-mail:** cesar.zavala@austintexas.gov





CASE#: C8-2016-0082.0A ADDRESS: 6709 CIRCLE S RD.

PROJECT: PLEASANT HILL SUBDIVISION

CASE MANAGER: CESAR ZAVALA

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WILLIAM CANNON DR.

S66.44,18.E 99

LEGEND

12" WON ROD FOUND
12" WON ROD FOUND
10" HON ROD ST WEEL YNGSE" CAP
BOURCAMY LINES
- ADJACENT PROPERTY LINES
D- PROPOSED SORWALK

# THE BASIS OF BEARNAS SHOWN HEREON IS THE TEXAS COORDINATE SYSTEM, NAD B3(2012A), CENTRAL ZONE, UTILIZING THE LEICA SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

# **PLEASANT** 프 SUBDIVISION

3.371 ACRES OUT OF THE WILLIAM CANNON LEAGUE

### COMMERCIAL NOTES

. NO LOT MAY BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.

2.ALI WATER AND WASTEWATER SYSTEM IMPROVEMENTS WIST BE IN ACCORDANCE WITH THE AUSTIN WATER UTILITY WATER AND WASTEWATER SYSTEM GESIGN CONTENA AND SPECIFICATIONS. ALL WATER AND WASTEWATER FLANS WIST BE PRESCRITED TO AUSTIN WATER WATER FLANS WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.

3.ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS/HER ASSIGNS.

A,NO BUILDINGS, FENCES LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAWAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

THE CITY OF AUSTIN 1.358 ACRES VOL. 7474, PG.

141'08, 411.02,13,E

15' ELECTRIC AND 1
TELECOMMUNICATIONS
EASEMENT
DEDICATED HEREON

211.17.54"W 232.60"

LOT 1
REVENIR SUBDIVISION
VOL. 81, PG. 385

198

ELROSSIM AND SEDMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DIPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL. 5.PROPERTY OWNERS SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

7.BUILDING SETBACK LINES SHALL CONFORM TO CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

B-PRIOR TO CONSTRUCTION ON THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

PAPIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISOR, BRANAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN AND TRANSE COUNTY OR REVEW, REMANDED, REPORT SHALL BE RELD TO THE ANDLINE ENSITING AT UNDERVELOPED STATUS BY PONDING OR OTHER APPROVED INCHAOLS.

10. THIS SUBDIVISION SHALL BE DEVELOPED AND MAINTAINED IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.

11. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNER'S EXPENSE.

12. AUSTIN EMERCY HAS THE RIGHT TO PRIME MAD/OR READOR TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO READ THE ENSEAUNTS CLEAR DUTNITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

IS THE OMNER/DEVELOPER OF THIS SHEAVISON/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EXSENSITY AND/OR ACCESS REQUIRED IN ADDROIS OF SHOOTING. ON THE INSTALLAND AND ONDOING HAVE THE OWNER OF OWNER ON ADDROIS DECREASE ON THE OWNER OF OWNER OF OWNER OF SHOOTING THE OWNER OF OWNER OWNER. ON SHOOTING OWNER OWNER

14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND THEE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

ILS, BY APPROVAGE THIS PAIT, THE CITY OF ANSTRA ASSAURS MO CREMETION TO CONSTRUCT WE WAY MAY ARRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. MAY SURPAINS WHICH ASSAURCED FOR THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE CONSIST OF THE COTT SHAD AND THE CONSTRUCT AND REQUIRED METAGRACITURE TO CITY STANDARDS MAY BE COST CAUSE FOR THE CITY TO DEAY APPLICATIONS FOR CERTAIN DEVELOPMENT FERMITS MICLURING BUILDING FORMERS, SITE TAXA APPROVALS, AND/OR CERTAINALES OF COCCUMENTACY.

IS THE OWNER OF THIS SLEIDINSDOW, AND HIS ON HER BUILDESSORS AND ASCING, ASSULES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION UNPROPRIEDING THE APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSIN, HE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAY WANTED OR REPLATING MAY BE REQUIRED, AND THE OWNER'S SULE EXPENSE, IF PLANS TO CONSTRUCT THIS SUREDINSDOWN DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

SCALE 1" = 100"

100

200

STATE OF TEXAS §

SEE DETAIL

. . . .

LOT 1B, ANZETIS SOUTH POINT VILLAGE
RESUBDIVISION OF LOT 1, BLOCK 'A'
DOC. NO. 200200009

(R.O.W. VARIES) CIRCLE S RD. 219'10"E 208.75'

> 1061 QUARE BOLT FOUND AUSTIN 1.486 ACRES VOL. 13188, PG.

THE CITY

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LOT 1 1.190 ACRES (51,818 SQ. FT.)

3.27 603 3.47 52.01N 1.59 00.1717 1.50 00

HO' ELECTRIC AND TELECOMMUNICATIONS EASEMENT DEDICATED HEREON

N15'00'28"E 321.5

S15'00'28"W 317.12

S79"17"22"E 310.85"

LCRA ELECTRIC TRANSMISSION E VOL. 649 PG. 8

EASEMENT 610

EASEMENT. DEDICATED HEREON

LOT 2 2.182 ACRES (95,064 SQ. FT.)

KNOW ALL MEN BY THESE PRESENTS:

THAT PLEASH HIL BAPTET CHARCH, PRINCEE CHIS CASCELL BEING THE OWNER OF THAT CETTAN 3.371 ACRE TRACT OF LAND CHI OF THE WILLIAM CAMPAL LEAD GENERAL THAT SEE AND IN TRANS COMPTY. TEASS, AS CONFERED BY DEED AS RECORDED IN VOLUME 247 PACE 163, VALUEL TIASO FACE US MAD IN TRANS COMPTY. TEASS, COST COMPTY TEASS COMPTY TEASS COMPTY. TEASS, COST CHICKEN SUBJINICE, 337 ACRES OF LAND IN ACCORDING THE THAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEAS LOCAL COVERNMENT COSE, TO BE ATTACHED MAP OR PLAT SHOWN HEREON, PURSUANT TO CHAPTER 212 OF THE TEAS LOCAL COVERNMENT COSE, TO BE

PLEASANT HILL SUBDIVISION EASEMENTS AND/OR RESTRICTIONS HEREITDFORE GRANTED AND NOT RELEASED.

HEREON, SUBJECT TO ANY

17. CFF—STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.

18. ALL STREETS SHALL BE CONSTRUCTED TO CITY OF AUSTIN STANDARDS, IN CONFORMANCE WITH THE LAND DEVELOPMENT CODE.

THE PUBLIC SCHWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED USE ON THE FLAX OF THE PLAY CHANGED RIVER, AND CREATE SHRIPE. THESE STREWALKS SHALL BE IN PLACE PORCH TO THE OUT BUILD COUNTED. FAULDER TO CONSTRUCT THE REQUIRED SECREMAN AND RESULT IN THE WITHOUT ONCE CENTRE OCCUPANCY, BUILDING PERMITS, OR COLLINATEY, BUILDING PERMITS, OR COLLINATEY, BUILDING PERMITS, OR UTILITY COMMENT. 

21.PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 20160128—086, OR AS AMENDED, PRIOR TO APPROVAL OF ANY RESDENTIAL SITE PLAN OR BUILDING PERMIT IN THIS SUBDIVISION.

22. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION WHENCEMENTS, PURSUANT ID THE THEMA OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN HE SUBDIVISION AND THE CITY OF AUSTIN, OATED AND TAXABLE TO THE SUBDIVISION IS RESPONDED. FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES RECEIVED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSONED THE SUBDIVISION SET THE CONSTRUCTION AGREEMENT FERTANNIC TO THE OPPOLAL PROCEDURE OF THE ASSONED THE SUBJECT OF THE CONSTRUCTION AGREEMENT FERTANNIC TO THE OPPOLAL PROCEDURE OF THE SUBJECT OF THE SUBDIVISION SET THE SUBJECT OF THE SUBJECT OF THE SUBDIVISION SET THE SUBJECT OF THE SUBJECT OF THE SUBDIVISION SET THE SUBJECT OF THE SUBJECT OF THE SUBDIVISION SET THE SUBJECT OF THE SUBJECT OF THE SUBDIVISION SET THE SUBJECT OF THE SUBJECT OF THE SUBDIVISION SET THE SUBJECT OF THE SUBJEC

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF.... SERVICES DEPARTMENT
2016, AD.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTRA, TEXAS, THIS THE \_\_\_\_\_\_DAY OF \_\_\_\_\_\_2016.

(ZBIRAV .W.O.R) CIECLE S RD.

N7618'43'W 439.30'
LOT 1B, AUSTIN
SOUTH POINT
VILLAGE
RESUBDIVISION OF
LOT 1, BLOCK 'A'
DOCC, NO,
2002200009

(NOT TO SCALE)

THOMAS WEBBER, CHAIR

JOLENE KIOLBASA, SECRETARY

208.75' N12'19'10"E

LOT 2 2.182 ACRES (95,064 SO. FT.)

SHL TRAVIS COUNTY, TEXAS



385-001

04/19/2016

CHECKED BY AD

NO PORTINA OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARO AREA AS SHOWN ON THE FEDERAL EUROBOUND WANAGEMENT AGENCY FEMAL) FLOOD INSURANCE RATE MAP (FRM) #48453C0585H, TRANS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

VICINITY MAP

## ENGINEER'S CERTIFICATION

HIS IS TO CERTIFY THAT: I AM ANTHORIZED TO PRACTICE THE PROPESSION OF THE ENGANCISHOUN OF THE ENGANCISHOUN OF THE ENGANCISHOUN PROBLEMENT AND ADMINISTRATION OF THE ENGANCISHOUN PROBLEMENT AND CORRECT AND ADMINISTRATION OF THE PROBLEMENT PROBLEMENT PROBLEMENT AND CORRECT THE PLAT COMPLES WITH TILE 30 OF THE AUSTIN CORP. AS MEDICAD. AND ALL OTHER APPLICABLE CITY AND TRANS COUNTY CODES, ORDINANCES AND RULES.







# SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYMOR WHE TRATE OF TRACE, I AM RESPONSIBLE FOR THE PRACTICABLY OF THE SURVEYMOR OPPRIORS OF THE PLAT SUBMITIZED HEREWIN: ALL SURVEYMOR OFFICEMATION ON THE FLAT IS ACCURATE AND CORRECT. AND WITH RECARD OF THE SURVEYMOR ON THE FLAT COMMENTS WHITH TIES OF THE AUSTIN OT THE SURVEYMOR ORIGINATION. AND ALL OTHER APPLICABLE OIT? AND TRANS COUNTY CODES, GROMANICES AND PAULES.



STATE OF TEXAS COUNTY OF TRAVIS

WITNESS MY HAND AND SEAL OF DIFFICE OF THE COUNTY CLERK, THIS THE 20\_\_\_\_\_\_ A.D. DAY OF

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C8-2016-0082.0A

KIMBELL I BRUEHL I GARCIA I EST 105 West Biverside Drive, Sze 110, Austin, Texas 78704 105 West Biverside Drive, Ste. 110, Austin, Texas 78784 T (512) 439-0400 www.kbge-eng.com TBPE No.F-12802